

# TO LET – City Centre Retail Units

6-10 Carrington Street, Nottingham, NG1 7FF



## Two Retail Units Available

- Prominent frontage to Carrington Street
- Suitable for various uses, subject to planning
- 945 - 2,906 sqft. available with 1,924 sqft basement
- Directly opposite Broadmarsh site

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## LOCATION

The opportunity is located within Nottingham, a commercial hub in the East Midlands. The city is well served by excellent public transport links, with national rail links to London St Pancras, and an extensive tram (NET) network. The wider area has seen a substantial redevelopment, with the landmark Broadmarsh Car Park, new Nottingham College City Hub, 260,000 sqft HMRC building and 319 bed Vita Student Scheme, all located nearby.

The property is also situated opposite the former Broadmarsh Shopping centre which will be transformed into a mixed use scheme which will include a green space the size of Market Square, 750 new homes as well as business and office space to provide over 3,000 jobs.

The property occupies a prominent position on Carrington Street providing the main thoroughfare from Nottingham Train Station through to the market square. This pitch will soon be fully pedestrianised as the council undertake works to substantially improve the public realm. The surrounding area boasts a strong mix of national retailers which include Café Nero, Subway, Sainsburys and Greggs.

## DESCRIPTION

The subject premises comprises two adjacent retail units currently in shell condition. Both units benefit from a newly fitted attractive glazed frontage and recessed feature doorways. Unit 2 also benefits from a large basement accessed via an internal staircase at the rear, providing storage space.

Externally, the property benefits from rear tarmacked car park and secure yard, shared by both units.

## EPC

An EPC has been commissioned and will be available in due course.

## ACCOMMODATION (NIA)

UNIT	Sq M	Sq Ft	AVAILABLE
One	87.3	940	Immediately
Two	270	2,906	Immediately
Two - Basement	178.7	1,927	Immediately
<b>Total</b>	<b>536</b>	<b>5,770</b>	

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## RENT

Unit 1 - £20,000 per annum exclusive  
Unit 2 - £50,000 per annum exclusive

## PLANNING

We understand the property benefits from planning consent for Use Class E (commercial, business and services use) under the Town and Country Planning (Use Classes) Order 1987 as amended. Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(Interested parties are advised to make their own enquiries with Nottingham City Council)

## LEGAL COSTS

Each party is to bear their own legal costs incurred.

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## BUSINESS RATES

The property is to be re-assessed upon completion of the works. All retail and leisure users will be entitled to 50% in rates payable up until April 2023.

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## VIEWINGS

Viewings are by appointment only please contact

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